



Glance Apartments Cross Lane, London N8 7GE

welcome to

Glace Apartments Cross Lane, London

A wonderful three-bedroom apartment set within a luxury gated development in Crouch End. Benefiting from a large private garden and two allocated parking spaces alongside extensive communal gardens.

The property comprises of a bright and spacious living/dining area with direct access to a large private garden providing a wonderful entertaining space. Fully equipped contemporary kitchen, master bedroom with built in wardrobes and modern ensuite bathroom, two further double bedrooms and further family bathroom.

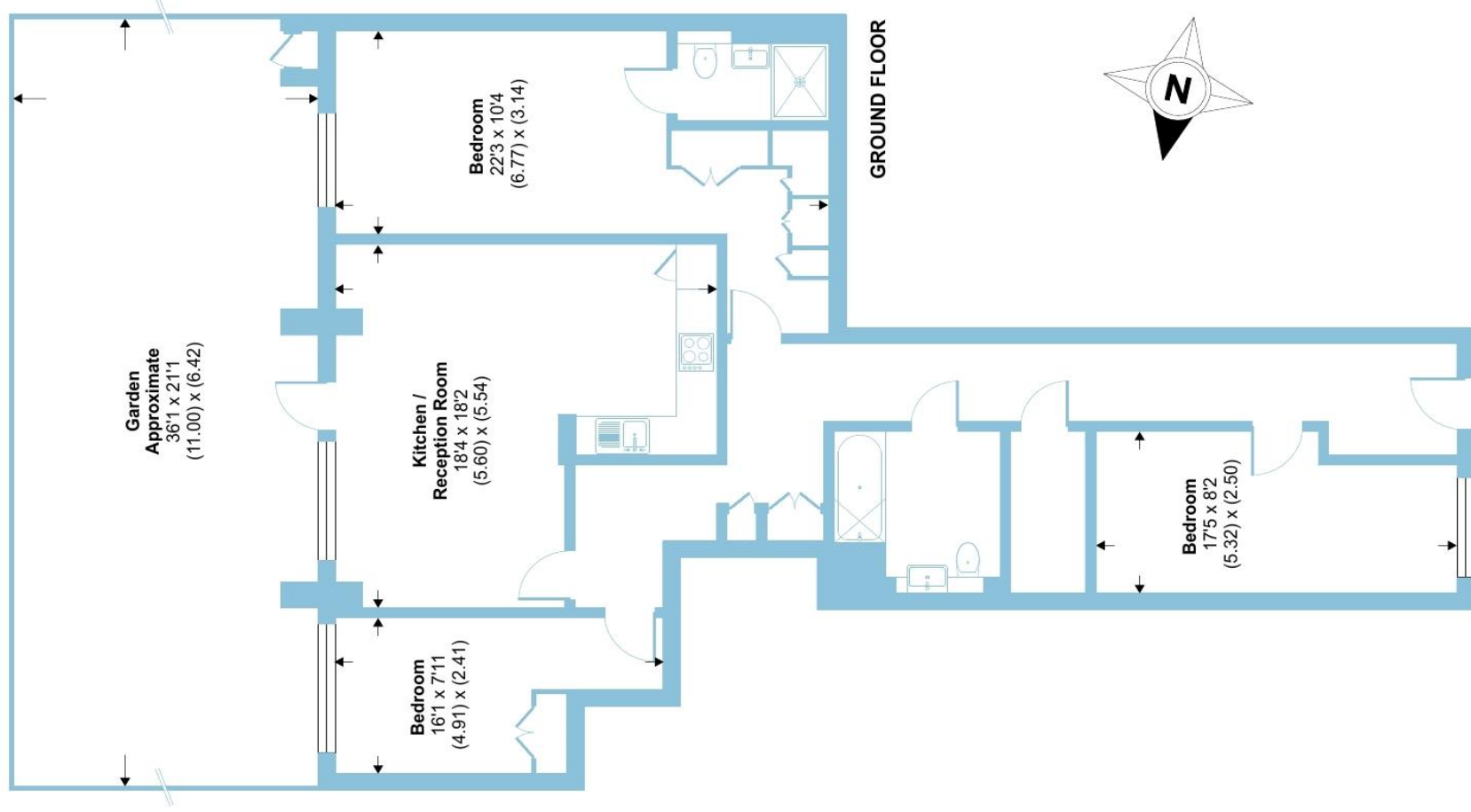
Perfectly positioned in vibrant Crouch End, Smithfield Yard offers effortless connectivity with Hornsey station just a short walk away for fast links to the City, and Turnpike Lane Underground Station nearby for Piccadilly Line access. Shops, cafés, supermarkets are all right on your doorstep, alongside the green open spaces of Alexandra Palace and Priory Park.



Cross Lane, London, N8

Approximate Area = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2025.
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- Luxury development
- Ground floor
- Three double bedrooms
- Two allocated parking spaces
- Excellent entertaining space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: £3656.00

Ground Rent: £550.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106075



Property Ref:
MUH106075 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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